

**30,884 sq ft (2,869.2 sq m) two storey Grade A office building.
Ground Floor let to Exel Europe Ltd (T/A DHL) and Fashion Lab
Limited with a vacant first floor.**

L
A
K
E
V
I
E
W

The Lakeview Campus is set amongst the ornamental lakes and tree lined avenues of Sherwood Park; one of the UK's premier business parks. It is home to a thriving business community of headquarter office buildings, leading-edge manufacturing facilities, call centres and mixed occupancy offices. It has been chosen by many well known companies such as Rolls Royce, Prolog, Pendragon, Eon, Zeppelin, Dell and L'Oréal.

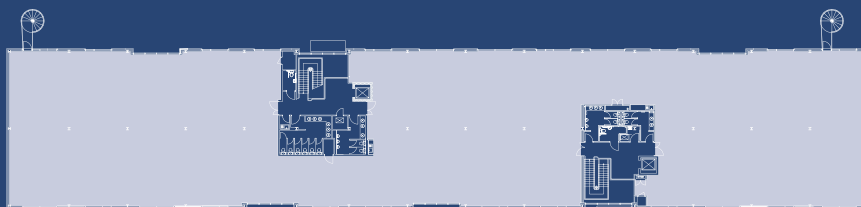
Como is the largest and most prominent building on the five unit scheme. Its position overlooking the ornamental lakes affords occupiers an excellent opportunity for well branded headquarter offices.

The high quality office building is of a modern contemporary design with large efficient floor plates, twin cores and has a generous parking provision.

We are pleased offer the opportunity to acquire the long leasehold interest of this stunning office building.

Como





First Floor



Ground Floor

Specification

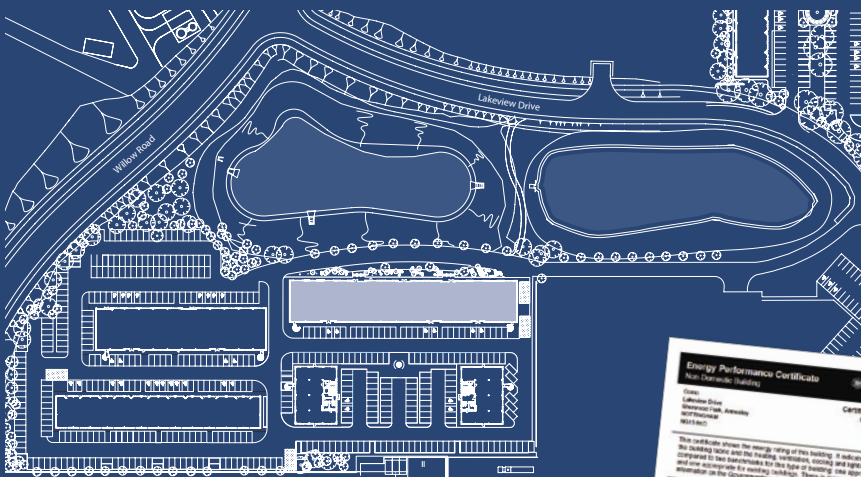
- Efficient open plan floors
- Air conditioning to a 1 person to 8 sq m density
- 150mm full access raised floors
- 2.85m clear floor to ceiling height
- Suspended ceilings with LG3 lighting
- 2 x 8 person passenger lift
- High quality finishes
- Double glazed windows
- Fully tiled WC's
- Excellent parking ratio

sq m (NIA) sq ft (NIA)

Ground Floor - Exel	1,047	11,267
Ground Floor - FashionLab	381	4,104
First Floor - Vacant	1,442	15,513
Total	2,870	30,884

150 dedicated car parking spaces

L A K E V I E W



Como



A modern well specified office investment with asset management opportunities

Tenure

A 999 year long lease from September 2005 at a peppercorn rental.

Tenancy

A 1,047 sq m (11,267 sq ft) ground floor suite (58 car parking spaces) has been let to Exel Europe Ltd on an effective fully repairing and insuring lease (via service charge) drawn outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 expiring 12th November 2016. The current rental of £140,837.50 p.a will increase on the 1st August 2014 to £146,471 p.a.

The balance of the ground floor 381 sq m (4,104 sq ft) with 19 parking space has been let to Fashion Lab Ltd for a term of 5 years expiring 13th November 2018 at a rental of £49,250 per annum from 14th November 2014 drawn on terms excluding security of tenure. In the event of the tenant operating a break notice on 14th November 2016 they will be required to pay a penalty of £14,365.

Covenant Information

Exel Europe Limited (Co. Number NF003101) is part of the supply chain division of Deutsche Post

DHL, the world's leading logistics group, with more than 285,000 employees in more than 220 countries & territories around the world and 2011 annual revenues of more than 55 billion euros.

Fashion Lab Limited (Co. Number 07022432) are a subsidiary of LF Europe Limited and involved in the design, sourcing and wholesaling of licensed products.

In the last full accounts (31/12/12) the company reported a turnover in excess of £30 million and a pre tax profit of £2,474,000. They are considered a normal risk by Experian owned Riskdisk.

Price

On application from the marketing agents.

VAT

The property is elected for VAT. The sale should qualify for TOGC treatment for VAT and SDLT purposes but no warranty is given to that effect and buyers should take independent legal or accountancy advice.

DataRoom

Comprehensive information is available in a secure dataroom, access to which is by arrangement with the agents.

For further information contact
the joint agents



Chris Sinclair: csinclair@innes-england.com
Craig Straw: cstraw@innes-england.com



Jonathon Seddon: jonathon@ng-cs.com
Henry Henson: henry@ng-cs.com

Conditions under which particulars are issued: Highbridge Properties Plc and their subsidiaries, and their Agents all give notice that:- 1. These particulars do not constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3. Any intending occupier must satisfy himself by inspection or otherwise as to the correctness of each of the statements combined in these particulars. 4. Highbridge Properties Plc and their subsidiaries and East Midlands Development Agency, do not make or give, and neither any of their employees, Agents or employees there of has any authority to make or give any representation or warranty in relation to this property. 5. Photography within this document is indicative of the style of building constructed at this location but not necessarily of this particular property. Berger House, 36-38 Berkeley Square, London W1J 5AE. Tel: 020 7494 9401 Fax: 020 7494 9493. Email: highbridge@nlf.co.uk. June 2013.